N DIV: LOT 7 TOM PAGE SURVEY.
PB 1478-2486, QC 1499-993,

POWELL EUGENIA/DORTLY COREY
939 NE ANNIE MATTOX ST
LAKE CITY, FL 32055

**2027**

**28-3S-17-11937-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 07

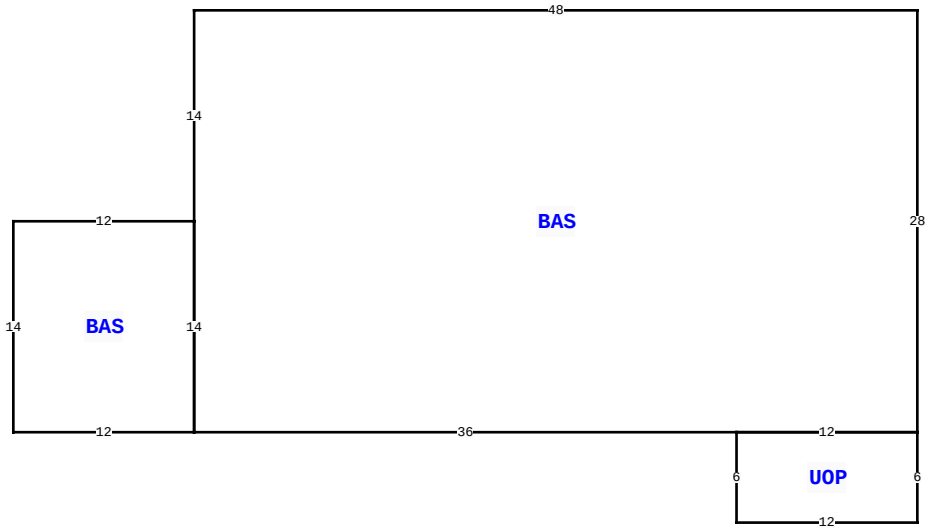
NEIGHBORHOOD/LOC 830317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 168 | 100 | | 168 | 8,653 |
| BAS | 1,344 | 100 | | 1,344 | 69,226 |
| UOP | 72 | 20 | | 14 | 721 |
| TOTALS | 1,584 | | | 1,526 | 78,600 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,526 | 85.1400 | 93.65 | 142,910 | 1979 | 1979 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1512 HX Base Yr




939 NE ANNIE MATTOX ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 78,600 |
| TOTAL MARKET OB/XF VALUE | 100 |
| TOTAL LAND VALUE - MARKET | 2,625 |
| TOTAL MARKET VALUE | 81,325 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 81,325 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 81,325 |
| TOTAL JUST VALUE | 81,325 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 82,760 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1354 | SFR | 0 | 07/23/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1499/993 | 9/03/2023 | QC | U | I | 11 | 100 |
| GRANTOR: BREWER SHIRLEY MAE | | | | | | |
| GRANTEE: POWELL EUGENIA | | | | | | |
| 1478/2486 | 11/07/2022 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: HARPS TYRONE B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S14 BAS= W12 S14 E12 N14$ S14 E36 UOP= S6E12 N6 W12$ E12 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 100

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 0 | | | 0.00 | 0.00 | 21,000.00 | SF | | 1.00 | 1.00 | 0.25 | 0.50 | 0.13 | 2,625 | | | | | | | |

REVIEW DATE 09/14/2015 BY RP Total Acres: 0.48 Total Land Value: 2,625 Market: 0 Agricultural: 0 Common: 2,625 PRINTED 11/17/2026 BY SYS